

CITY OF TALLAHASSEE	
CITY COMMISSION AGENDA ITEM	
ACTION REQUESTED ON:	November 22, 2005
SUBJECT/TITLE:	Introduction of Ordinance #05-O-91 Proposed Voluntary Annexation of Capital Circle Southwest/Linderand Property
TARGET ISSUE:	N/A

Statement Of Issue

The owner of property located on Capital Circle Southwest, adjacent on the west to the Airport Industrial Park, has petitioned the City for annexation of approximately 14 acres. The property is undeveloped and is zoned M-1.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on November 4, 2005, and a copy of the annexation petition was also forwarded on that date.

Recommended Action

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-91 Capital Circle Southwest/Linderand Property and set public hearing date for December 14, 2005.

Fiscal Impact

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$277 in tax revenues in 2004. However, future tax revenues would increase consistent with development plans.

Dinah Hart	Anita R. Favors
Senior Aide to the Mayor	City Manager

For Information, please contact:

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SUPPLEMENTAL MATERIAL/Issue Analysis

History/facts & Issues

The owner of property located on Capital Circle Southwest, adjacent on the west to the Airport Industrial Park, has petitioned the City for annexation of approximately 14 acres. The property is undeveloped and is zoned M-1. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located on Capital Circle Southwest, adjacent to the Airport Industrial Park.

II. Land Use

Staff has reviewed the proposed annexation of property located on Capital Circle SW adjacent on the west to Airport Industrial Park. There is one parcel (tax identification number 4116200310000), which is zoned M-1. The property has no structures.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation, shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is given as additional information related to this site:

- This property is in the Mixed Use A land use category on the Future Land Use Map.
- The current zoning on this property is County M-1 Light Industrial, which allows light manufacturing, processing, storage, community and recreational facilities, and other activities compatible with light industrial operations.
- The City's M-1 Light Industrial zoning district is comparable to the County's. Both the County's and the City's M-1 zoning district contain the same development standards, with identical special limitations on building size for automotive service, off-street parking facilities, and repair services uses.
- The records of the Leon County Property Appraiser indicate that the property proposed for annexation contains no structures.
- The parcels to the east are within City limits and are zoned Airport Commerce Center PUD. Parcels to the north and west are zoned County R-1 and County Open Space, respectively.

- The property proposed for annexation is within Area C (Southeast Business Development) of the Lake Bradford Sector Plan. The community identified more intense commercial development for this area, likely containing uses linked to the Tallahassee Regional Airport.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. The proposed area will be served by Fire Station #4 at 2899 West Pensacola Street.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff has provided the following information:

Land Use: The property is currently zoned M-1, Light Industrial. The city has the corresponding zoning district and therefore, no rezoning would be necessary upon annexation, and no zoning or land use issues are evident.

Concurrency: A review of the City's concurrency street inventory indicates that development of the proposed annexation area would likely exceed City traffic concurrency thresholds on the SE Bound segment of Capital Circle SW from the Airport Springhill Road. In addition, depending on the size and nature of the development of this property, traffic concurrency thresholds may also be exceeded on segments of Capital Circle SE approaching Woodville Highway. As usual, a definitive determination of whether the development of the parcels would meet concurrency standards would depend upon the actual size and nature of the development, as well as a detailed traffic impact study.

Environmental: The following items were of interest on the land being annexed along Capital Circle Southwest:

- 1. About 20% of the site is in a closed basin
 - 2. Possible gopher tortoise habitat
 - 3. Possible Pityopsis habitat
- D. Street Maintenance and Right of Way Service – Staff has advised that it has no comments on the proposed annexation.
 - E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
 - F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The estimated cost for street lighting for the CCSW annexation is approximately \$14,000.
 - G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The Southwest quadrant is served primarily by the Jake Gaither Center and Golf Course, Springsax Athletic Complex, the Walker-Ford Center and other smaller parks. This annexation should not result in the need for additional facilities in this area.
 - H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to this property is approximately four and a half miles, Route 20 at Orange Avenue and Springhill Road. The

density is transit-supportive and can expected to generate a demand for transit. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.

- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Water and sewer are available to the site.
- K. Gas Service – Gas service is available to this area.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential and commercial solid waste service for this parcel is readily available.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-91 Capital Circle Southwest/Linderand Property and set public hearing date for December 14, 2005.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendations

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-91 Capital Circle Southwest/Linderand Property and set public hearing date for December 14, 2005.

Attachments/References

Attachment 1 – Proposed Ordinance #05-O-91

Attachment 2 – Location Map

Attachment 3 – Annexation Petition